

BLOOMINGTON HISTORIC PRESERVATION COMMISSION

Showers City Hall

McCloskey Room

Thursday May 10, 2012

4:00 P.M.

AGENDA

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES March 8, 2012

IV. ELECTION OF OFFICERS

V. CERTIFICATES OF APPROPRIATENESS

A. COA- 12-12

317 South Jackson Prospect Hill Historic District

Owner Dirk Fraser and Leah Shopkow

Request to repair and construct an existing shed with an extension and addition of garage doors.

B. COA-13-12

623 South Woodlawn Avenue

Elm Heights Proposed Elm Heights Historic District

Representative Kevin Spicer for Spicer Rentals

Violation of demolition delay. Request for construction of a garage, Removal of asbestos siding and replacement with cement board, request for a two story rear addition

C. COA-14-12

1100 East Second Street Proposed Elm Heights Historic District

Owner Marcia Baron

Reconstruction of a rear deck with expansion and handrail

VI. DEMOLITION DELAY

A. 716 East 1st Street Partial Demolition

Representative Bruce Sims

Removal of a rear roof to create useable space, reside with vinyl window replacement

B. 328 E University Demolition of a shared garage with orders for repair

Representative: for Robert Aloe

Demolition of a frame garage being shared between two properties

C. 105 North College Partial Demolition

Representative Samantha Ezzo Oliver Winery

Demolition and reconstruction of a period appropriate store front.

VII. NEW BUSINESS

A. Meeting of the Designation Subcommittee

B. Meeting of the GPP Subcommittee

C. Preliminary plans for repair of IU Press roof

VIII. OLD BUSINESS

A. Preservation Month Activities

- IX. COMMISSIONERS' COMMENTS**
- X. PUBLIC COMMENTS**
- XI. ANNOUNCEMENTS**
- XII. ADJOURNMENT**

Next meeting date is Thursday June 14, 2012 at 4:00 p.m. in the McCloskey Room

Posted: May 3, 2012

BLOOMINGTON HISTORIC PRESERVATION COMMISSION

Showers City Hall

McCloskey Room

Thursday March 8, 2012

4:00 P.M.

MINUTES

I. CALL TO ORDER

II. ROLL CALL

COMMISSION MEMBERS

Danielle Bachant Bell, Jeannine Butler, Bridget Edwards, Marjorie Hudgins, Marleen Newman, Chris Sturbaum, Doug Wissing

ADVISORY MEMBERS

Dave Harstad, Eric Sandweiss

STAFF

Lisa Abbott Hand

Nancy Hiestand HAND

Amanda Cosby HAND

Tom Micuda Planning

Nate Nickel Planning

GUESTS

Olga Diamondis EHNA

Lynn Struve EHNA

Beth A. Baxter

Sean Casey Sanburn

Laura Wisen

Jaden Falcone

Bob Brookshire

Mary Ellen Barwise

James Capo

Mary Gray

Tim Mueller

Jenny Southern

John Wampler Stanley Ritchie

Wendy Bernstein

Wendy Callman

III. APPROVAL OF MINUTES

The minutes from October 13, 2011 were reviewed during the meeting. Bridget moved to approve the minutes. Chris seconded. Minutes approved 6-0-1. Marjorie Hudgins abstained.

IV. ELECTION OF OFFICERS

There was no report from the nominating committee

V. CERTIFICATES OF APPROPRIATENESS

A. COA- 03-12

1201 East Seconded Elm Heights

Representative Charles Webb

Request for Demolition of an existing house at 1201 East Seconded Street,
removal of trees

B. COA-04-12

1201 East Seconded Elm Heights

Representative Charles Webb

Request for new construction of a house at 1201 and landscape plan.

Mark Webb introduced himself and Jonathan Hess, architect. Mr. Webb has requested a 30 day continuance from the HPC so they can further engage the neighbors in the design. They hope to put together a committee from the neighborhood to rely their concerns so they can take properly measured responses. Mr. Hess thinks there has been some confusion about neighborhood concerns over the course of the discussion considering several different plans for the property.

Jeannine Butler moved to continue this petition. Doug seconded.

Because there were so many from the neighborhood, public comment was invited although the request had been continued.

Jenny Southern – The neighborhood would be happy to meet with the petitioner. She is willing to coordinate a meeting. She noted that they have already met about the two house plan. She said there was some positive feedback on that plan. She noted that it was spring break and that timing might have some limited attendance. She said she thinks the plan is too close to the street. She said she isn't sure they should remove the house. She said she would like to see the house smaller & set further back.

Wendy Bernstein – She walks through Elm Heights frequently. She is concerned about the footprint and the mass. She is concerned about the future use of the building. She is concerned about IU creeping into the neighborhood. She is worried about what would happen if the Jacobs want to sell the house to IU. She said she lives near a very large house in a neighborhood of very small homes.

Beth Baxter – Ms. Baxter asked if this is continued for 30 days, their letters may not be applicable. She said she would save her comments for another meeting. Dave suggested that she may want to share her feedback now. Ms. Baxter read letters into the record. See attached.

Laura Wisen – She is concerned about the setback, the size of the house and demolishing the existing house and the removal of mature trees.

Lynn Struve – She is glad that the petition no longer includes moving the Cabot house. She is curious about plans for the future use of the Cabot house. She would like to know what is happening there. Dave explains that isn't a part of this petition.

James Kaplan – He appreciates the invitation to discuss plans. He believes some of the angst is that they haven't heard from Mr. Jacobs himself. They would like to meet with Mr. Jacobs on some level if possible. He thinks it is a large house. Of the plans that they have seen, this plan is one they like better. He is also happy about the decision not to move the Cabot house. He would like a formation of the group of neighbors to help with the design/plans.

Mary Ellen Barwise – She is concerned about the size of the house being compatible with the rest of the neighborhood and the removal of trees.

Mark Kaplan – He echoes the concerns about the size of the house and the setback and he is concerned about the salability of the house to any private party. He expressed some concerns about the use and the future use of the house. He expressed concern that this will be an IU building in the future and believes it can only belong to people with the means like Mr. Jacobs and will be given to IU.

The Commission then commented on the discussion:

Bridget asked why they submitted the plans to the commission before going to the neighborhood with it. Mr. Webb explained that they were recently brought on board and thinks it is best to step back from this and to some extent there hasn't been enough interaction and in all fairness the neighborhood may feel like there is a moving target and that they don't know what is going on. He also explained that they are frustrated about the lack of guidelines that they can follow because of the pending historic district. He thinks if they can take the angst and replace it with cooperation, he thinks that is going to be more beneficial and he hopes that the neighborhood will accept it in the spirit that it is offered.

Chris thinks the idea of getting Mr. Jacobs involved is a good idea and asked Mr. Webb to pass that along.

Eric is glad that people are going to talk.

Jeannine is for the continuance and applauds the petitioner for requesting it so that they can talk to the neighborhood.

Marge thinks this is wisest resolution of the situation and suggests that they take the neighborhoods concerns into consideration before they present another HPC.

Motion to continue passes 7-0-0 Doug Wissing leaves the meeting.

C. COA-05-12

918 West Third Street Prospect Hill Conservation District

Owner Sherry Lifer

Request for a free standing garage in a conservation district

Margaret Emmert represented the petition. This property is in the Prospect Hill Conservation District next to the cemetery. Nancy gave her report. This is a request for a free standing garage. All that the HPC may legally review is the garage construction in the back yard. The owners intend to restore the house, but it isn't part of the petition because it isn't the purview of a conservation district. Nancy showed drawings of the design of the garage. She noted that it would be sided with cement board. This went through the Prospect Hill subcommittee and was endorsed unanimously. Nancy recommended approval. Petitioner noted that there will be a metal roof.

Chris asked about the stripes in the picture and Nancy explained that the drawings are distorted.

Marlene asked about the shed roof over a porch. The elevations don't match. Petitioner said the north and south elevations are correct, but there was an error in the drawings

Jeannine asked about access to the garage. Petitioner explained that you pull in from the west and turn.

Bridget asked about tree removal. Petitioner explained that some trees have already been removed because they weren't in good shape and some brush. Petitioner said the metal shed will be removed. Bridget asked about the Ash tree and the Petitioner said it is still there and that the pictures show the trees already removed. Dave asked about the diameter of the posts. Petitioner said they were going to be six to eight inches round and they will be painted. Chris suggested eight inch posts.

Jeannine moved approval. Danielle seconded. Motion carried 6-0-0.

D. COA-06-12

635 South Woodlawn Interim Protection Elm Heights Proposed District
Representative Kane King Artisan Masonry
Owner: John Hamilton
Replacement and redesign of a deteriorated front sidewalk and stairs

Nancy gave her report. The request is located in the Elm Heights proposed historic district. The sidewalk approach to the house is partially brick and partially cement all in poor repair. The proposal is replace this with a limestone and blue stone sidewalk and stairs. Members reviewed proposal in their packets. Nancy recommends approval. Petitioner was represented by Kane King and he said that he is trying to tie it into an existing limestone wall at the sidewalk grade. It will be built to last and will be an improvement.

Chris asked about handrails at the other stairs. Marlene asked about the risers in the stairs. Mr. King said they were changing the height of the risers. Marlene likes the round landing under the door, but understands the situation. Eric sees the necessity of the project.

Danielle moved approval with the amendment that they can add safety rails with staff approval. Marge seconded. Motion carried. 6-0-0

E. COA-07-12

1002 East Wylie Interim Protection Elm Heights Proposed District
Representative John Wampler
Request for replacement sash in a mid-century house

This is another request in the Elm Heights proposed district. The original request was to remove the siding, but the house has unusual character defining siding. The house was recently purchased and the property owner is doing a lot of remodeling, which is to include the removal of existing window sash and replacement with insulated glass sash that will not change the windows exterior dimensions. Nancy recommended approval. Petitioner was represented by Mr. Wampler and noted that the windows are wrapped in aluminum. Petitioner brought a sample of the window. Nancy clarified the sample. Petitioner discussed the siding with the group. It will be repaired. He also noted that he would replace the windows in the garage.

Marlene asked about removing the sash and how it would appear from the outside. Petitioner reviewed installation with Marlene.

Jeannine moves approval. Chris seconded. Motion carried 6-0-0.

F. COA-08-12

301 North Morton Representative Troy Donovan for Macri's
Request for a hanging sign

Nancy gave her report. This property is listed on the National Register. This is a sign approval request. The size is 30" by 85" and is a sandblasted sign that will be hung beneath the eaves on Morton Street. The Petitioner wants the building to retain its historic character and has designed the sign to reflect the pride that they have in the building. They are talking about doing another sign for the other side. Petitioner discussed the sign design issues and that they wanted to straddle the corner placing the design diagonal to both street (Morton and Rogers). Staff did not agree.

Danielle asked about the sign placement and asked about the blade sign option. Petitioner explained that placement of the blade sign is problematic for the building. Dave thought about a blade sign situation too.

Petitioner asked about a light for the sign since it isn't lighted back-lit or something.

Chris moved approval of sign hung parallel to the building wall with the allowance of lights with staff approval. Jeannine seconded. Motion carried 6-0-0

VI. DEMOLITION DELAY

A. 801 West 9th Street Owner John Englehardt and Lois Lambrecht

Nancy thanked the commissioners for attending the special site meeting. She outlined the proposed changes in design that resulted from the meeting.

Danielle asked about the east elevation and the removal of a door where the two original doors were. She suggested that the door could be retained, but be nonfunctional. Nancy said they didn't specifically discuss techniques as keeping the door as a blank. She asked about reusing where possible and Jeannine noted that many of them were rotted and those may need to be replaced/replicated. Eric likes the direction he heard the project taking. He noted that his concern about the dormer on the south side. He asked about reducing the size of the dormer – and Commissioner revisited the design on pg. 45/46. Chris asked if hipping the roof would diminish it enough? Eric said it would be a different kind of design element. He wasn't sure. Marlene asked about the north elevation and whether they were using clear glass. Petitioner confirmed. Dave asked about the two double windows which will be retained in the design.

Jeannine moved. Marge seconded. Motion carried 6-0-0.

VII. NEW BUSINESS

A. Preservation Plan Strategies.

Nancy said that she emailed Dave about which neighborhoods are coming forward for designation applications. Dave said as much as people hate committees, he thinks they need a designation subcommittee to address this issue. Dave suggested a committee to look at priority and process. Jeannine also suggested that the committee to look at why the neighborhoods want it. Dave suggested that as part of the process, they should talk about the GPP. Marge suggested that financial buy-in from the neighborhoods might make these request more realistic. Dave asked who wants to serve the committee: Jeannine, Eric, Marge and Marleen volunteered.

Dave recommended written comments be submitted to the GPP with regard to HPC issues/concerns. Bridget and Chris have volunteered. Marlene is a maybe.

VIII. OLD BUSINESS

A. Preservation Month Activities

Nancy Hiller and staff are working on a collaboration with the county Commission and BRI to conduct an Old House Expo in the atrium on a Saturday morning.. It will generate a directory of workmen/craftsmen. There is also going to be a book signing for Carrol Krause and James Capshew. Duncan is going to be featured at a reception in the History Center.

IX. COMMISSIONERS' COMMENTS

Marge thanked the commission members for attending the hearing on Wednesday. Marge talked about the kiosk plans on 6th Street in the ONE and that they plan to have historic walking tour brochures in it. Jeannine discussed her thoughts about the meeting. Bridget asked about the Jacobs situation and the neighborhoods coming out.

X. PUBLIC COMMENTS

XI. ANNOUNCEMENTS

XII. ADJOURNMENT

Jeannine moved to adjourn. Marlene seconded.

Summary: Request to repair and rebuild an existing accessory structure with additions.

COA-12-12

317 South Jackson

**Owners: Dirk Fraser and Leah Shopkow
Prospect Hill Historic District**

Request to repair and rebuild an existing accessory structure and add square footage and a garage door.

105-055-66026 O 317 Al Hayes House; Second Empire, c.1900 NR, BHD



This distinctive house is the only Second Empire style building in Bloomington. It is affectionately called the Tinker's Mansion, known for its oversized metal finials above each dormer.

The request is for reconstruction of a secondary structure in the back yard. It is located on an open alley in the southeast corner of the lot, along a lane that has many similar quasi-rural structures. The structure is in very poor condition and is covered with damaged insul-brick paper. The owner would like to upgrade and repurpose it, extend it about 8' to the north it to make it more useable. The remodel will include a new garage door, pedestrian door and windows. The new roof will be corrugated metal. There is another accessory building on this lot in significantly better condition.



The existing size is 14 x 12' and the structural siding is vertical board, which will be maintained in keeping with other similar buildings in the neighborhood. From this location there are approximately 7 period accessory structures within the view shed.

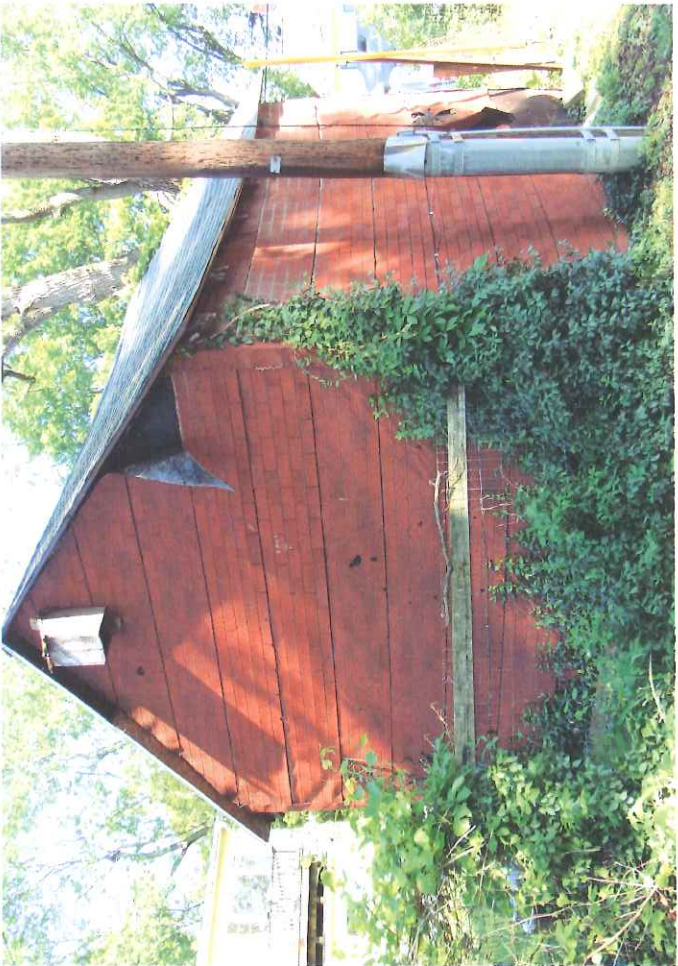


Secondary structure on the lot.
View east on alley.

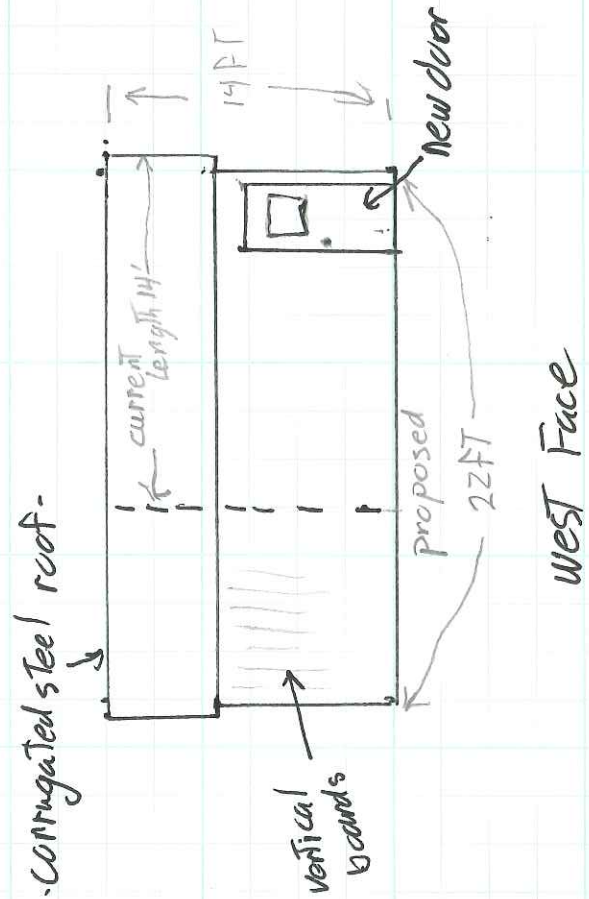
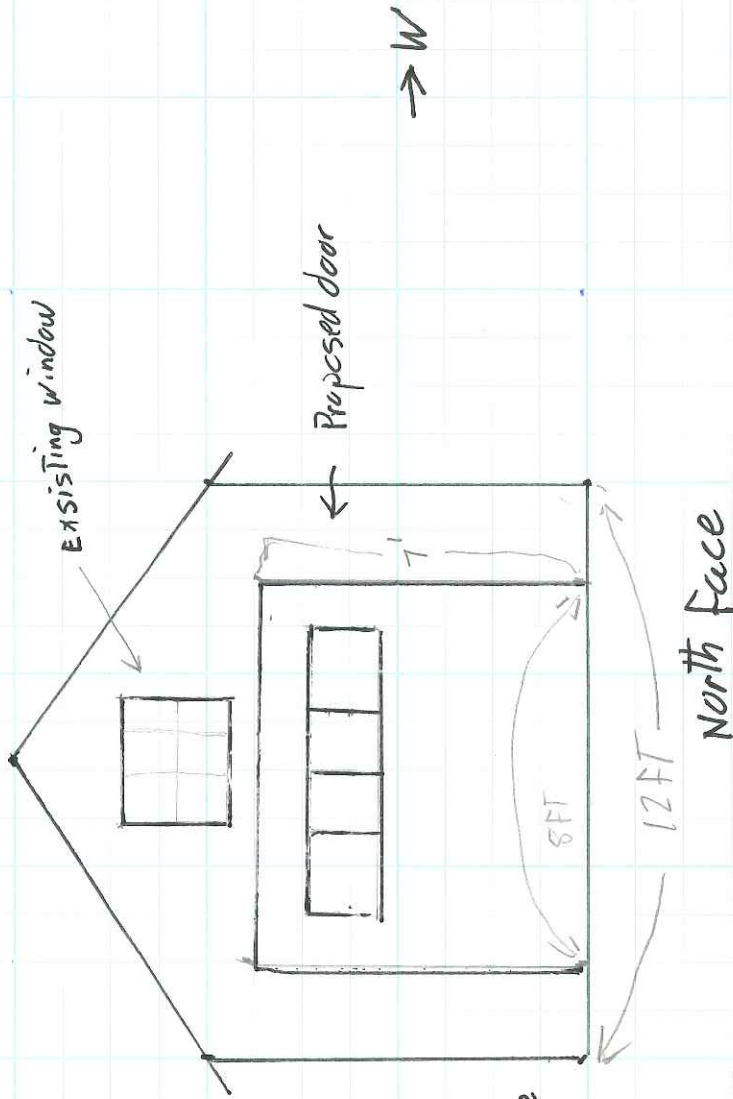


Plans for the building and additional
photographs follow. The rebuilt structure will
have a garage door, pedestrian door and
relocated window according to plans.

Staff recommends approval of COA-12-12 with the condition that the petitioner's receive the appropriate approvals from the Board of Zoning Appeals



Back yard - Proposed shed repair
 & expansion -
 317 S. Jackson ST



South and East sides
 are plain vertical boards

4/20/2012

April 1927 Samborn Fire map.

4" W. PIPE

W. 3RD

ST.

A.W. PIPE

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PROSPECT

S. AGGAS 332
S. ROGERS

666

5 AGENTAS

12

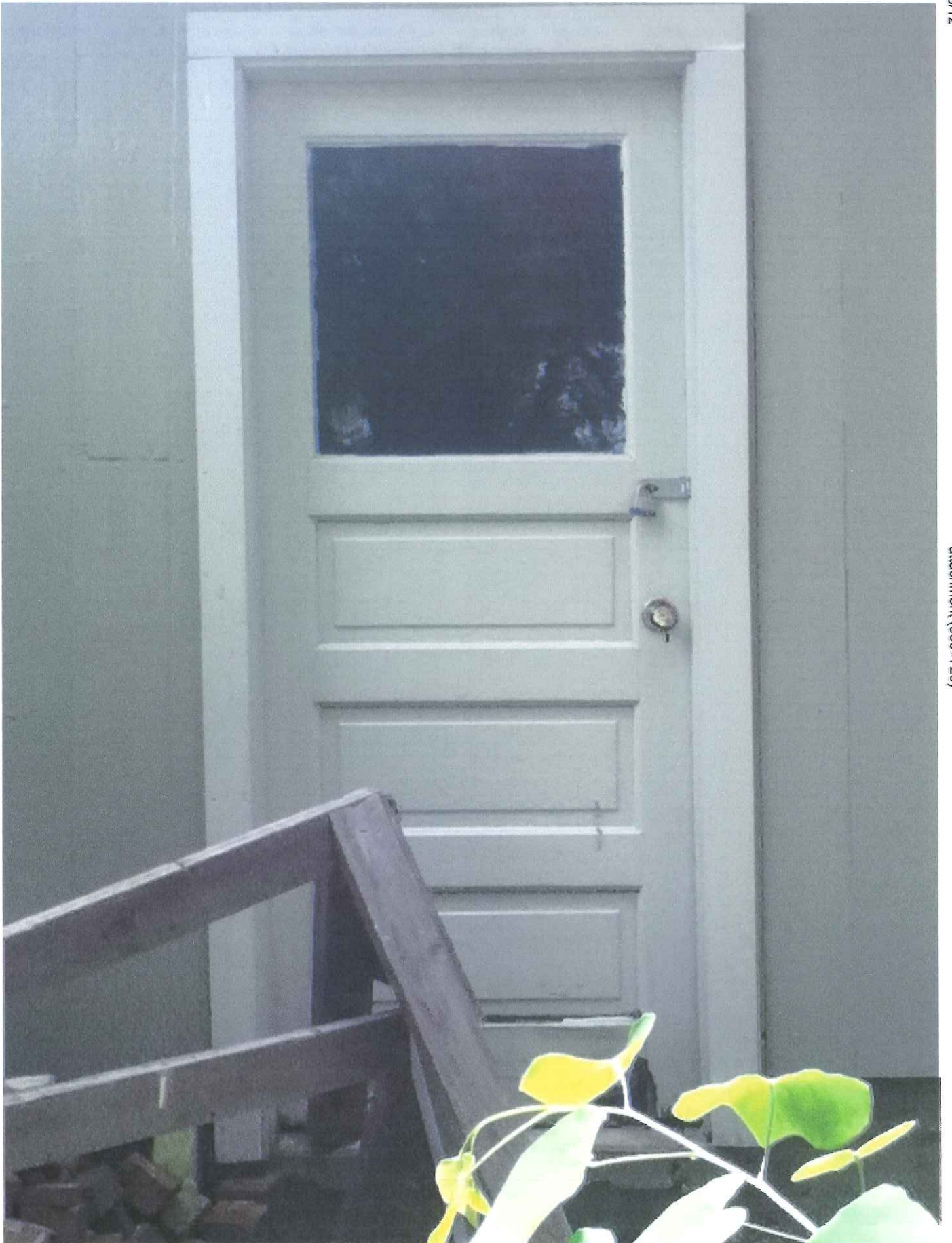
We currently have a shed on our property which was built at the same time as the house in which we live. It was at least partially built from packing crates and has been repaired a number of times. It was built along the lot line, which is also the case with the garages and sheds in the neighborhood.

We would like to retain a building in the same place, which will require quite a lot of work and will require a partial demolition. We would like to put in a cement floor (the floor is currently termite-damaged wood on the ground). We would also like to extend it 8 feet, which has been done with most of the sheds and garages in the neighborhood, all but one of which have been extended. The new door, which would be put in at the end would be in keeping with the character of the neighborhood. ~~Finally, we wish to put in an additional window.~~

Below you will find pictures of the shed.



The shed looking east from the back of the house. The dimensions of the current shed are 12' (width) x 14' (length).



Replacement door would be similar To this one at
525 W 3rd.

For comparison purposes, we have included some photographs of other sheds/garages on our alleys.



The garage at 515 W. 3rd Street, dimensions 12' wide x 28' long.
This was extended in the 1990s. The photograph is taken from the west, showing the lot line
along Sturbaum Lane (the alley north of our house).

515 W 3rd St



Garage behind 525 W. 3rd Street, which was extensively renovated and extended. Dimensions 16' wide x 26' long. Picture taken looking east down Sturbaum Lane (the alley) showing the lot line.

Summary: This project began without required review through demolition delay and a rear mudroom was removed from the house. During stop work, the Elm Heights District was recommended to the Council with interim protection. Last month the petitioner withdrew his application because he decided to change his plans. The new request is for a two story rear addition and a two car freestanding garage. A Certificate of Appropriateness is still required and the owner has made an application. Staff continues to speak with the applicant about the design.

COA-13-12

Petitioner: Kevin Spicer

Address of Property: 623 South Woodlawn

Proposed Elm Height Historic District under the authority of Interim Protection 8.08.015

Zoning RC

105-055-760257

C

629

House; Arts and Crafts/ Four-square, c.1920



This violation of the Demo Delay Ordinance cited 10-4-11. The owner started work and had removed some trees, a rear mudroom and siding off of the back of the house when work was halted. The project was placed under a stop work order. In October, the Commission also recommended designation of the Elm Heights Historic District and consequently placed interim protection on all of the houses in the district, of which this is one.. Staff has worked with the petitioner to produce an acceptable plan for the property. Last month partially in response to staff suggestions, the petitioner changed the site plan for the garage, placing it along the alley at the rear rather than in the center of the back yard. Last month the petitioner was not able to submit a design for the back of the house. This month staff continues to review the submitted plans which now include:

1. construction of a free standing garage
2. removal of asbestos siding and replacement with cement board
3. two story addition across the rear of the property.



Background

This property was classified as contributing in the Elm Heights survey of 2001. It is a classic four-square with a

brick front porch, a pyramidal roof and battered wood columns on brick plinths. It has paired windows with a ribbon window across the first floor, cantilevered bays and other classic four square details. The roof is distinctive in its perfectly pyramidal shape, rather than the elongated hip. You see several of these in the aerial. Within the nearby area there are at least 3 other four squares, all having slightly different exterior treatments. The house is unusual in that it was sided with asbestos shingling sometime after its construction. The original exterior finish was stucco with a kind of river stone pebble finish that has been badly damaged by the application of shingles. The house retains its arts and crafts wood windows and some amount of the stucco finish (painted) is preserved under the front porch.

Existing Conditions

A rear mudroom was removed during the initial construction.. The photograph showing existing conditions also shows the details of the framing. The house is separated horizontally by a drip course just above the second level.

This is typical design feature of four-squares. Some varieties have upper levels that are shingled, some have dimensionally different siding from the first floor. Staff discussed window replacement and recommended retention and repair, to which the owner has agreed.



Below is a sample of the original stucco finish and a picture showing the application of asbestos shingling over the original finish. The possibility of restoring the original finish is impacted by damage caused

by the installation of the later finish and the uniqueness of the stone texture beneath which would be difficult, if not impossible to reproduce.



The owner's plan is to replace existing siding with smooth concrete board siding in two dimensions (4 and 5"). Staff had discussions about appropriate application and the owner selected a template from the South Dunn Street District: showing characteristic dimensional definition of the top floor.

The owner selected a template from the South Dunn Street district for application of siding, using trim boards original to the house to define the upper and lower courses. The width of the siding will be different beneath and above this course. He has committed to building a hipped



roof 24' X 24' garage and has shown a rendering with a pedestrian door and a garage door. It will be placed along the alley as staff requested.. Staff encouraged the petitioner to look for siting in the rear yard that does not consume so much space.



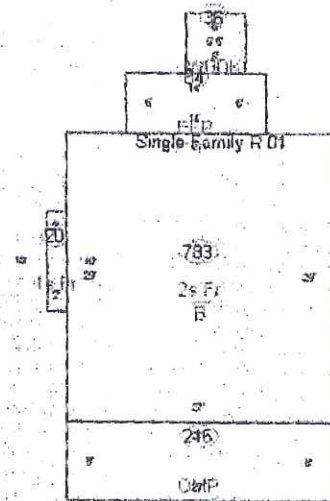
Staff took photographs of other houses in the same block area, showing the diversity of siding patterns possible.





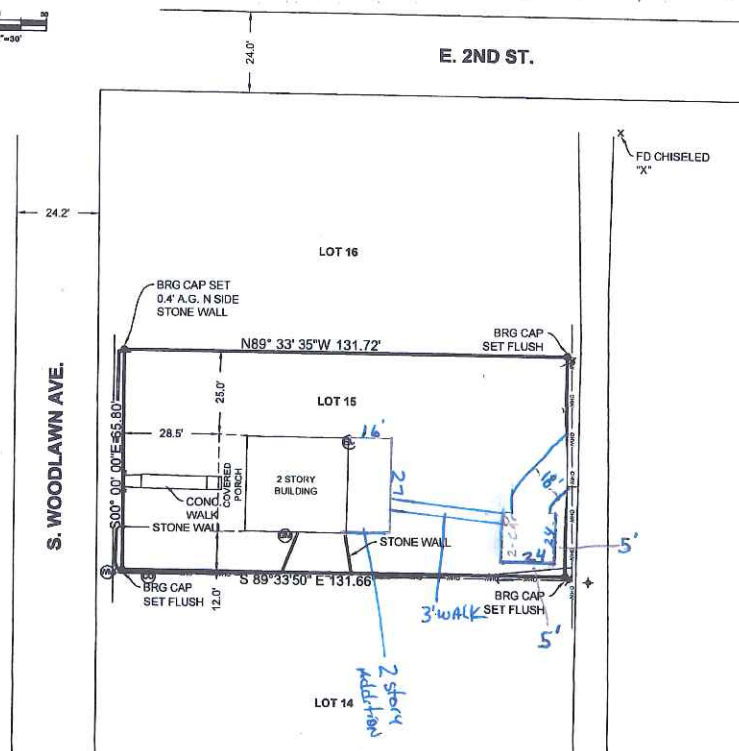
Detailing on adjacent property/

Existing plan of building below.



The assessors survey above shows the original foot print of the house (the front porch faces west) It shows the footprint of the removed porch. The house is 27' square.

The new addition visible from the alley will be fully two floors of 432 square feet each extending across the rear 27' of the property and elongating the footprint by 16'



Discussion

Siding

The original fabric of the house is damaged and not reproducible. The asbestos siding is frayed in several places, but it is also easily established that it is not an original material. Staff does not have an issue with replacement to a period siding look, and since the siding was not originally clapboard, cement siding is acceptable.

The petitioner would like to place cement board on the home, reproducing a style of frame detailing seen in several locations. This would include using the existing course division to mark the delineation of the wider and narrower siding.

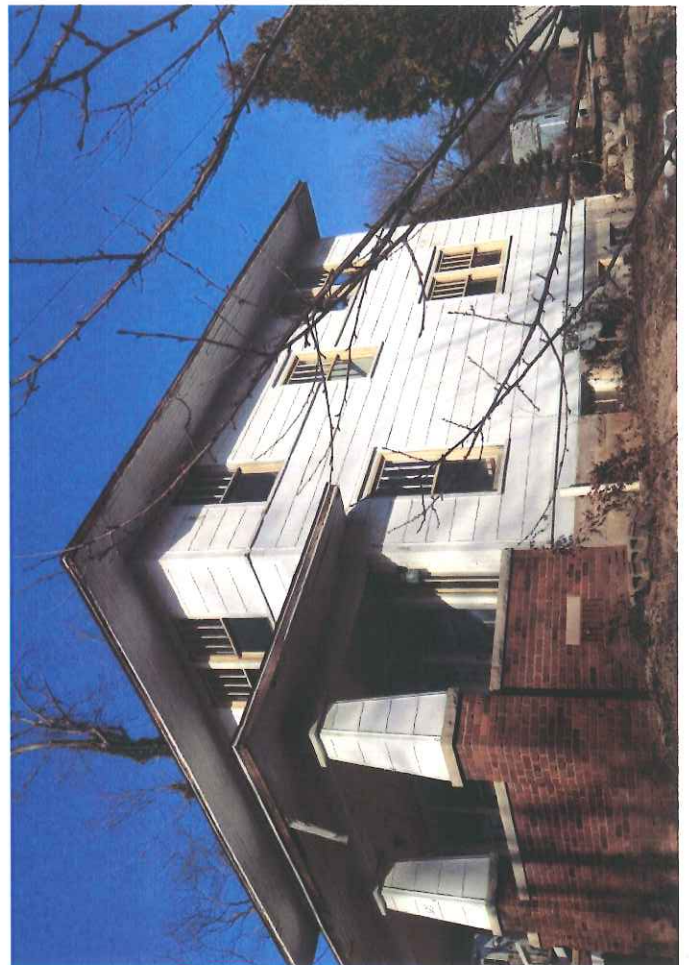
Garage

The garage matches the house in roof type (pyramidal) and proportions, and is positioned to load off of the alley, minimizing use of the backyard. Current plans show only a pedestrian door and garage door. It would be greatly improved by some other fenestration comparable to period garages.

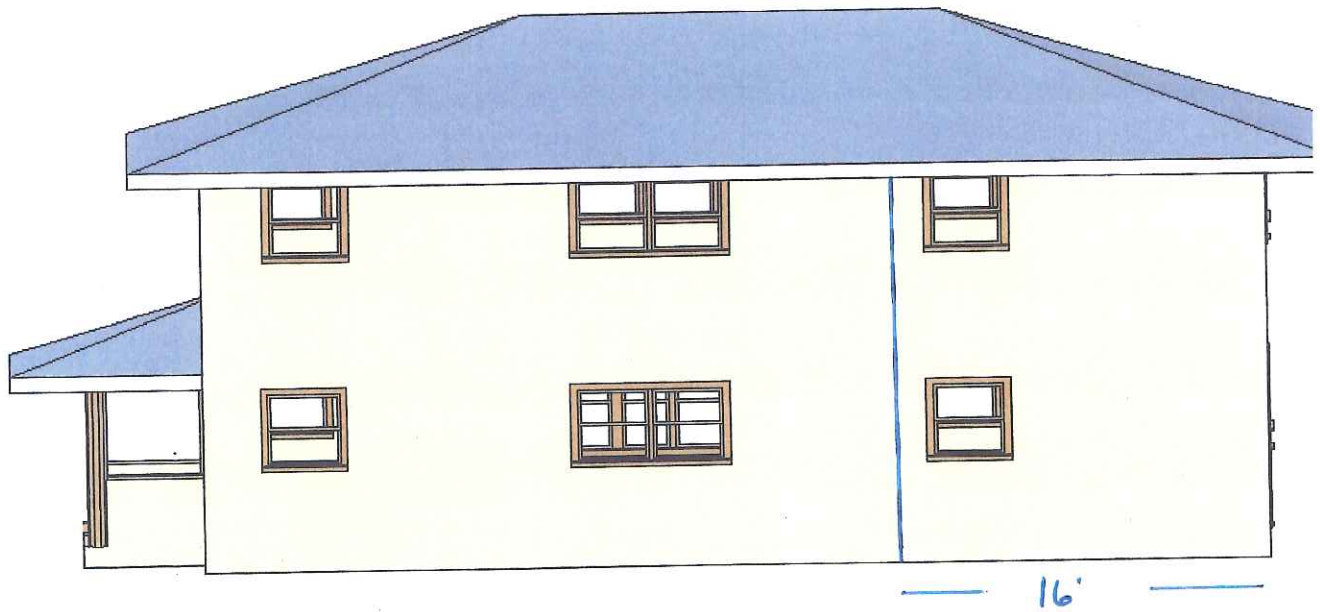
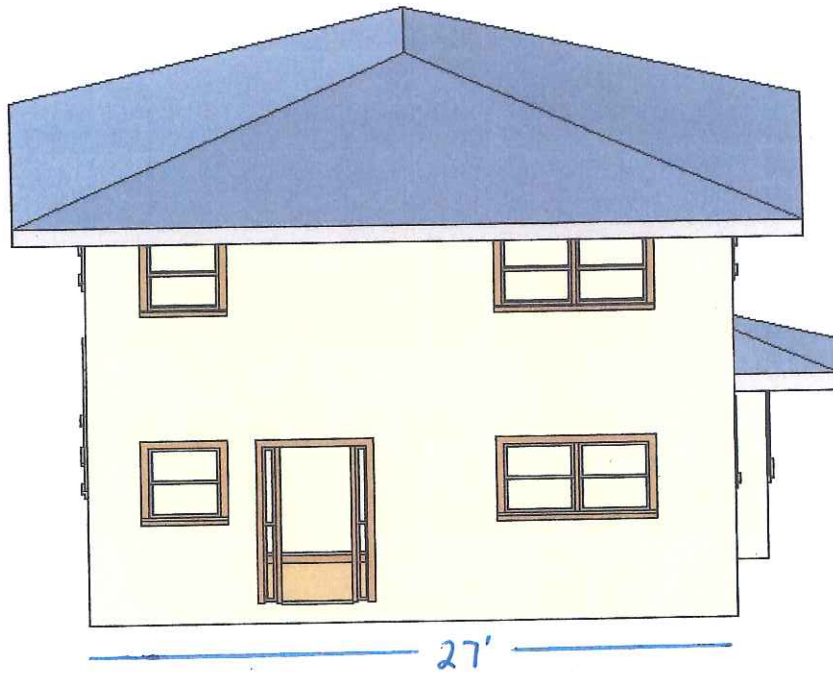
The Rear Addition

Staff has the most issue with the plans for the addition. It will change the roof line from pyramidal to hipped. The design submitted as of 5-4-12, is not properly scaled and the fenestration does not accurately represent either what is there or what is proposed. Staff requested a distinguishing design feature separating the rear from the original structure and that design feature is yet to be determined. The house itself is very small in square footage about 1600 square feet, but whether this warrants an enlargement of 860 square feet on two levels and the modification of the pyramidal roof is problematic without adequate design compensation. The drawings submitted do not show what the existing house looks like (see photographs) so it is impossible to ascertain the impact of the proposal on the house. Staff does credit the owner with working with staff over time to get a better design.

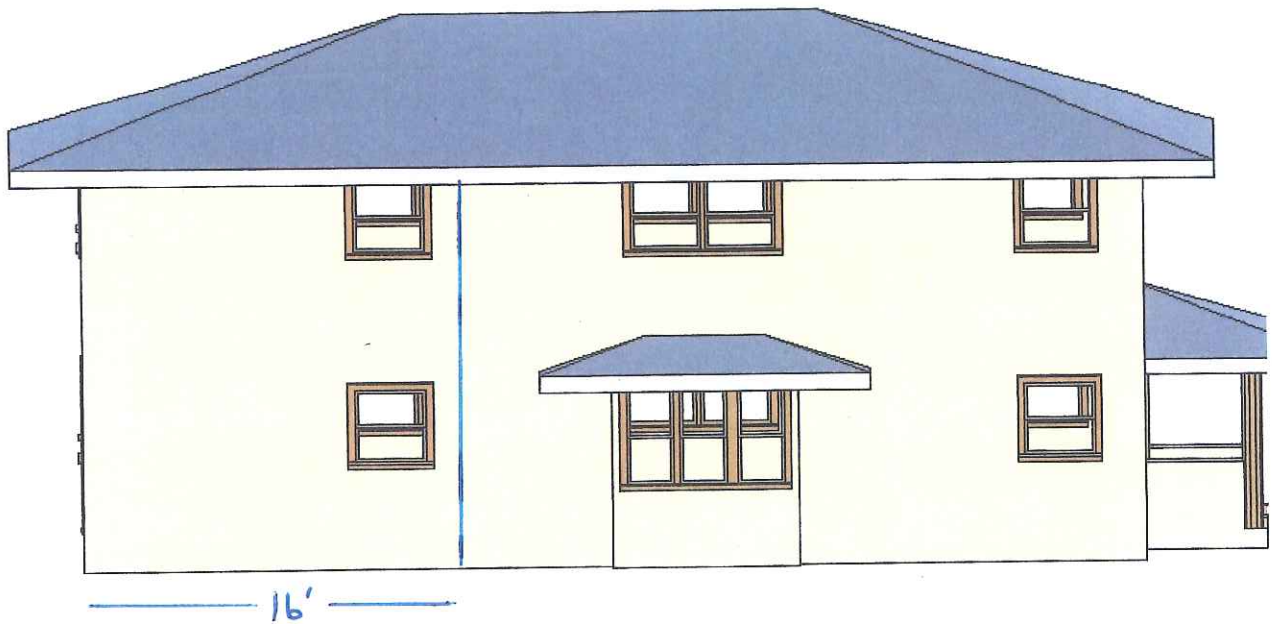
Staff withholds any recommendation until better design details are provided



Back of New Addition



NEW Addition



-----Original Message-----

From: Kevin Spicer [<mailto:kspicer@hometownrealtors.com>]

Sent: Wednesday, April 25, 2012 5:23 PM

To: davidg@kiva.net

Subject: Emailing: IMG_0897, IMG_0898, IMG_0899

David,

This building is 27 feet wide, I am going to add 27x 16 two story add-on. Strait back with the same roof line, basically I am going to stretch it

Kevin

Your message is ready to be sent with the following file or link attachments:

IMG_0897

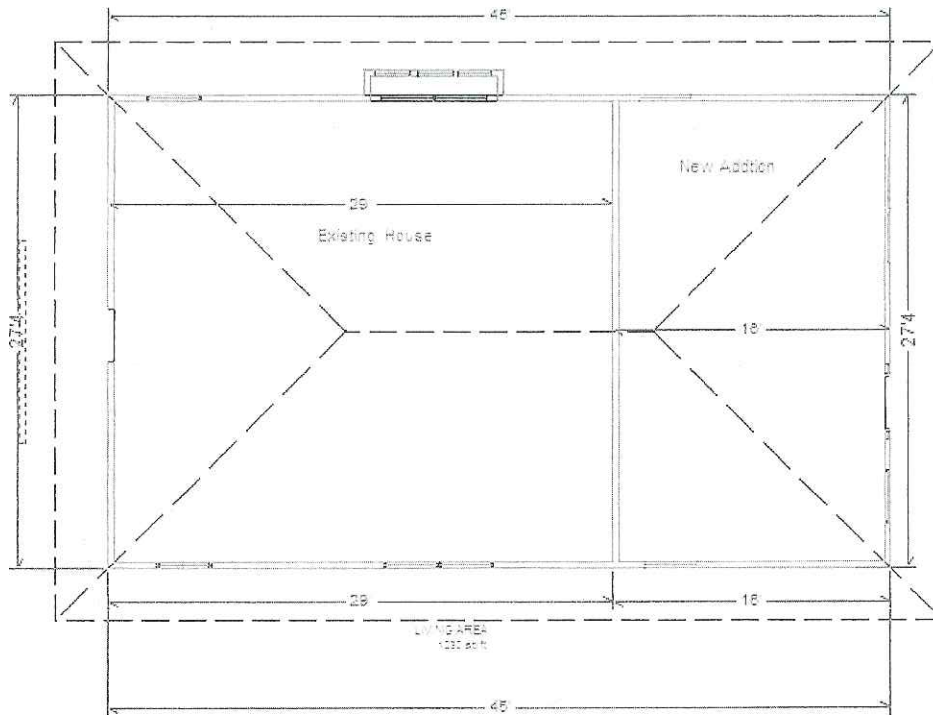
IMG_0898

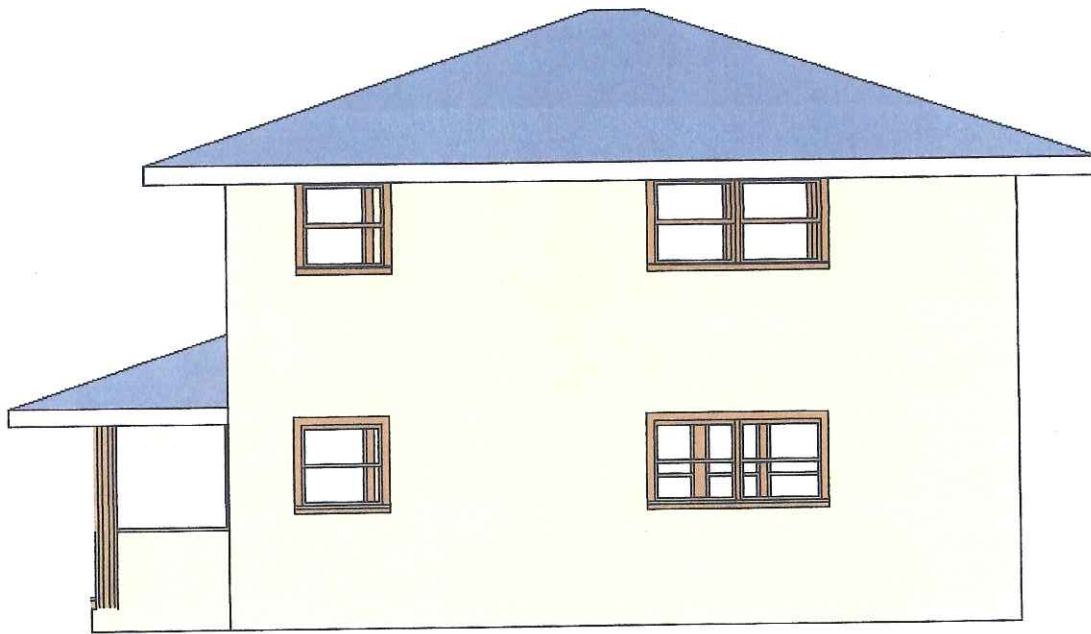
IMG_0899

Note: To protect against computer viruses, e-mail programs may prevent sending or receiving certain types of file attachments. Check your e-mail security settings to determine how attachments are handled.

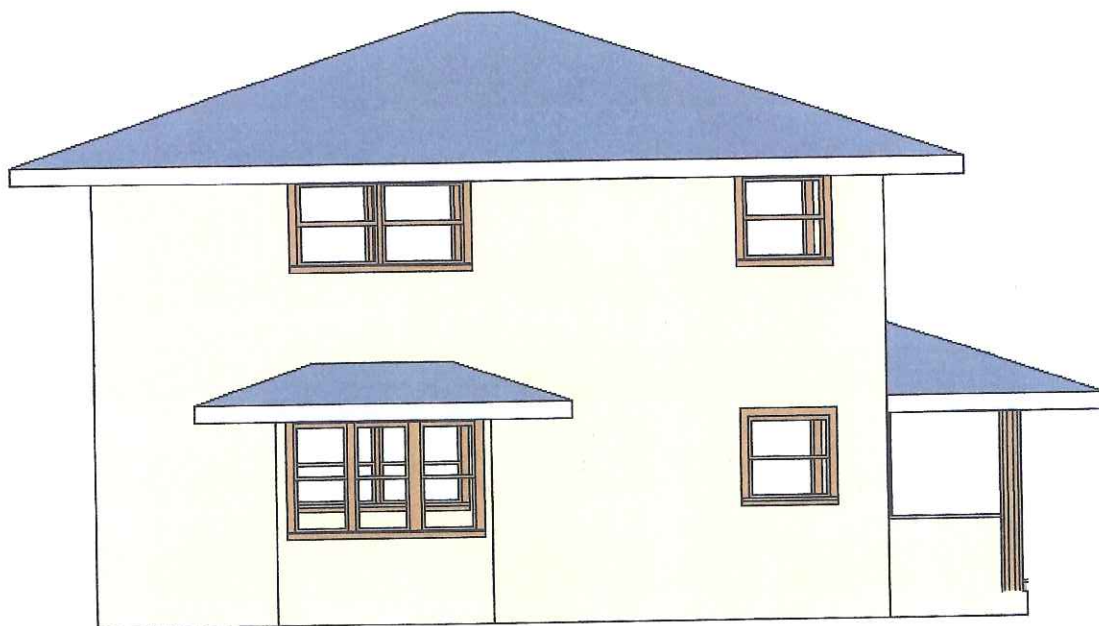
Kevin Spicer

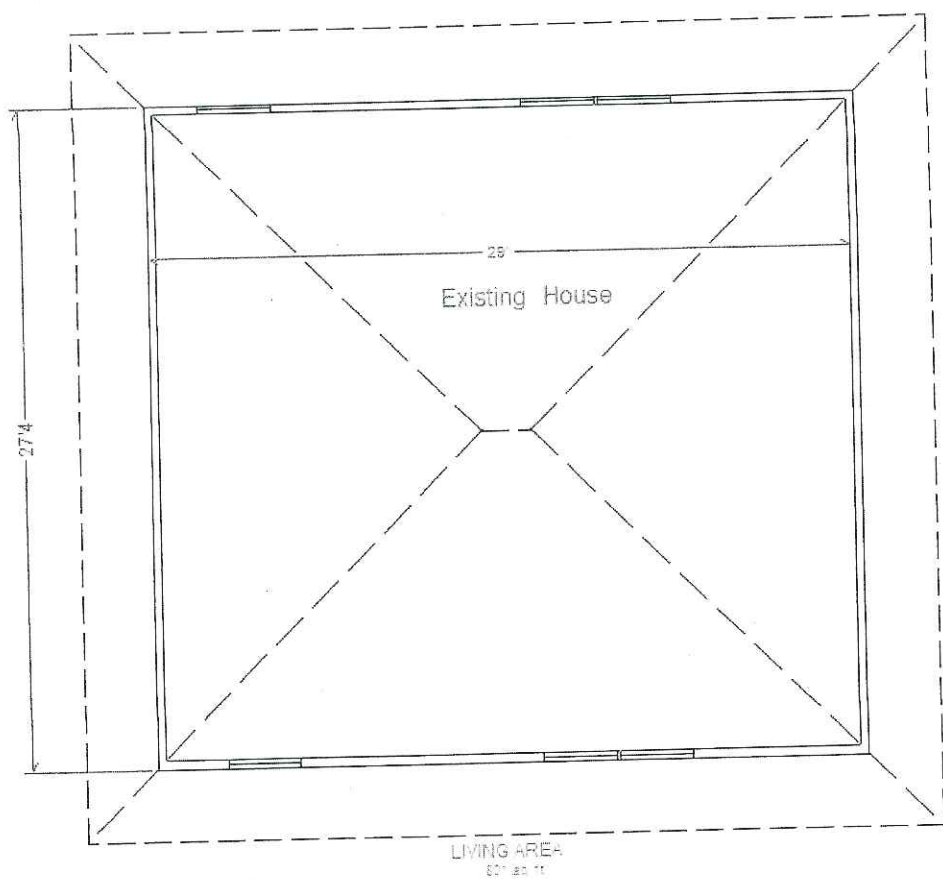
From: David Gardner <davidg@kiva.net>
Sent: Friday, April 27, 2012 10:57 AM
To: Kevin Spicer
Subject: RE: Emailing: IMG_0897, IMG_0898, IMG_0899





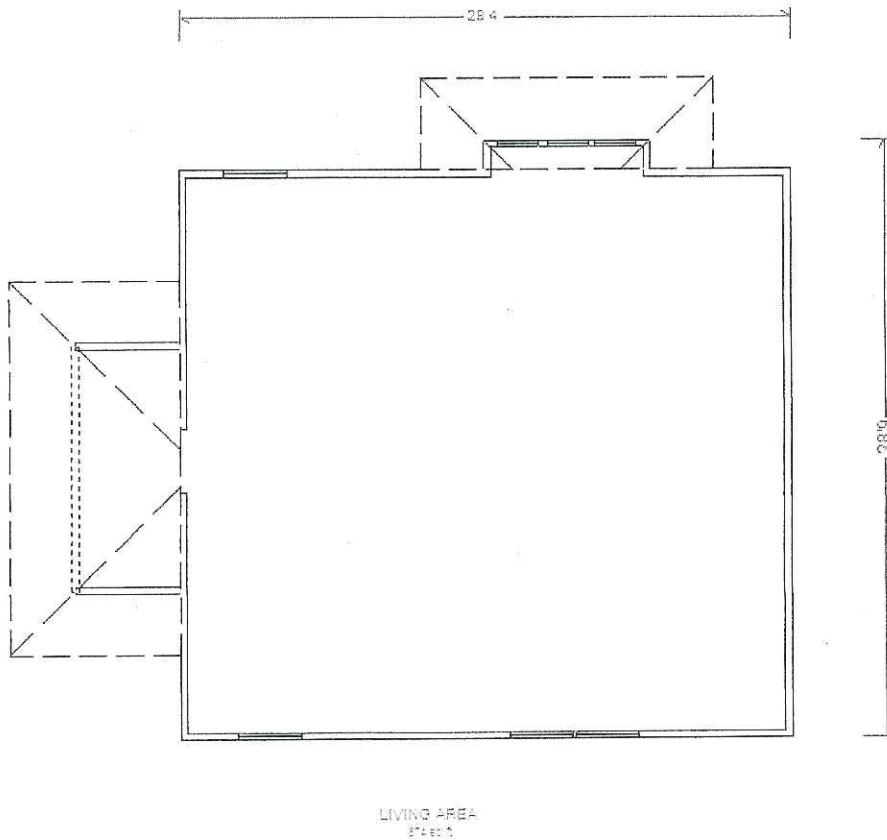
EXISTING house





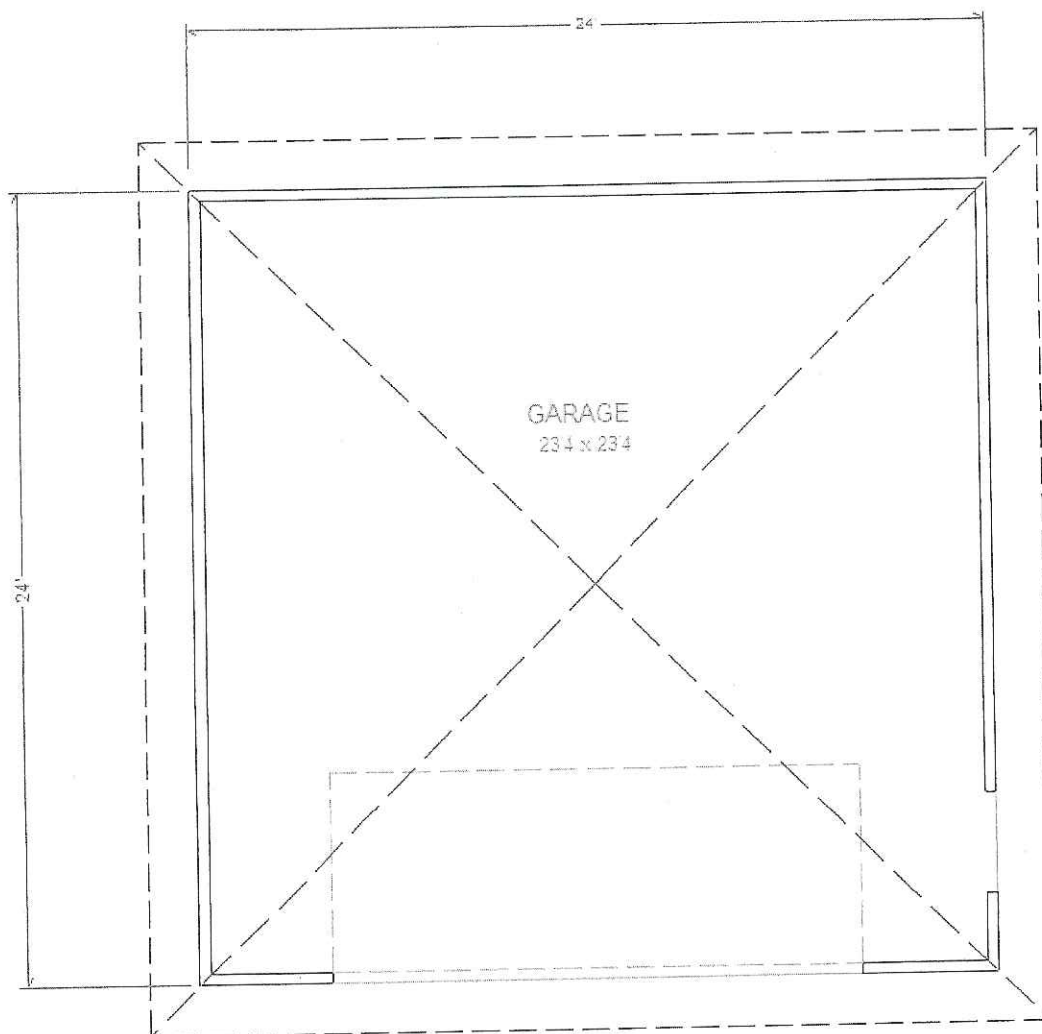
Kevin Spicer

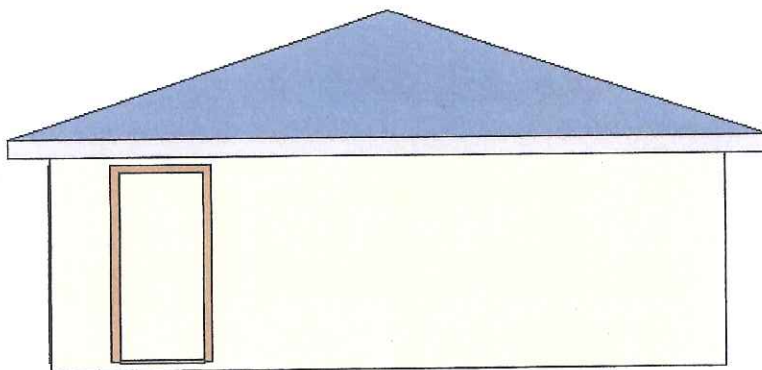
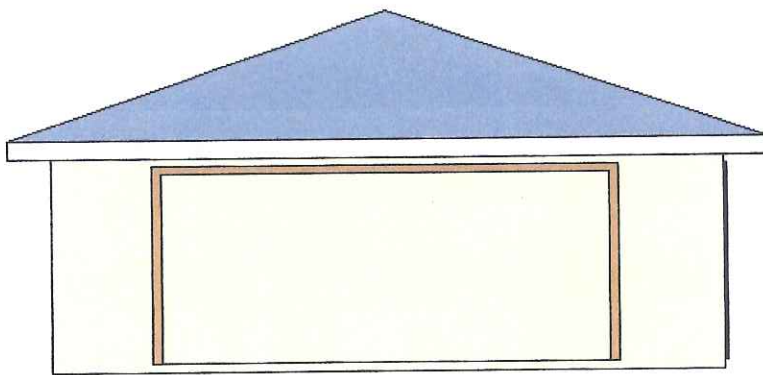
From: David Gardner <davidg@kiva.net>
Sent: Wednesday, May 02, 2012 12:41 PM
To: kspicer@homefinder.org
Subject: Existing house



Kevin Spicer

From: David Gardner <davidg@kiva.net>
Sent: Friday, April 27, 2012 11:10 AM
To: Kevin Spicer
Subject: RE: Emailing: IMG_0897, IMG_0898, IMG_0899





Summary: Request to rebuild an existing deck on the rear of the house with additional square footage.

COA-14-12

1100 East Second Street

Owners: Marcia Baron and Fred Schmitt

Elm Heights Historic District Under Interim Protection

Request to rebuild an existing deck on the southeast corner of the house, rebuilding a screen door and addition of a handrail to the rear entrance.

105-055-76091 N 1100 House; Queen Anne, c.1900

RC



This house is classified as notable and is very early construction for the Elm Heights area. The modillions and Tuscan columns are familiar features of what may be a Nichols design, that is currently undocumented. The owners are poised to repair a badly deteriorated wood deck at the rear of the property and plan to make it more useable by increasing the square footage. Currently, it is an awkward size with barely enough room for a chair and table.

The house is located at the corner of Second and Hawthorne Drive. There is an accessory garage located at the southwest corner of the lot accessed off of Hawthorne. The lot is heavily vegetated, all of which obscures visual access to the planned project.





In this picture you see the wooden deck that is to be replaced, and a second floor porch to the west. The house has a limestone foundation and original clapboard siding. The patio doors are obviously newer as is the deck itself, however the second floor porch may be an earlier feature.

Location of deck enlargement

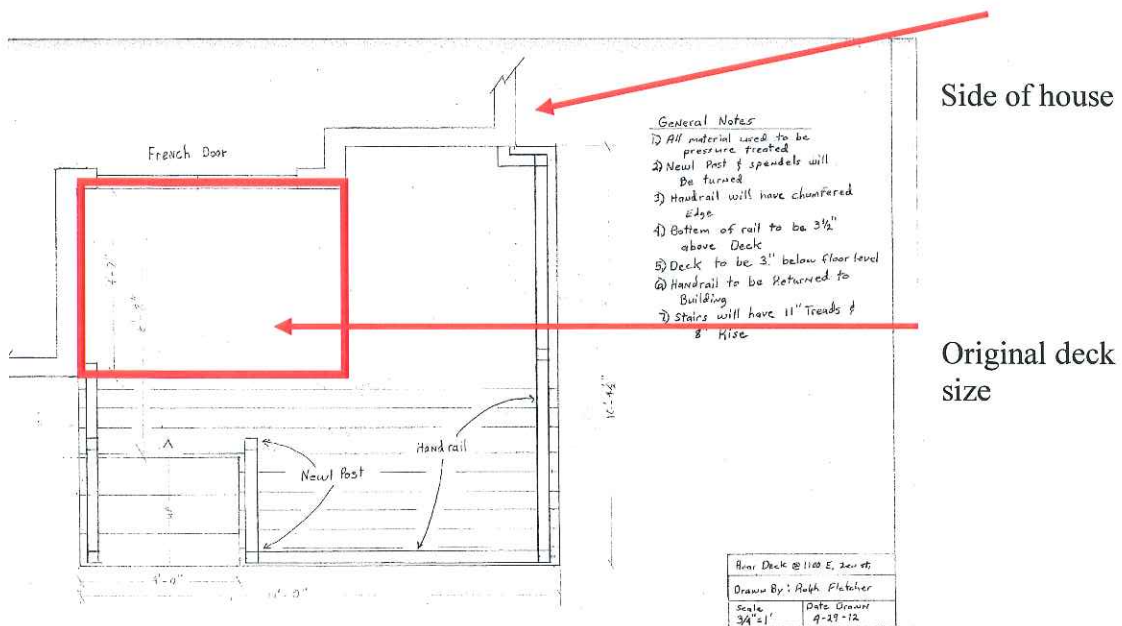


Although wood decks may not be advisable at some locations in Elm Heights, a wood porch here appears to be more appropriate because of the detail work on the second floor. Also the owner is working with an existing condition (the door is significantly above the grade of the backyard. There has been previous modification to the rear of the house (and the front dormer), so the proportions of the rear bays are difficult to ascertain. Some sort of mudroom probably existed to the west, but the fenestration was probably different. And the space may have been enlarged. The owners also wish to place a wood rail along the rear steps to the kitchen. All wood is to be finished and painted.



Location of wood rail at southeast corner of the house. Finished painted wood attached to house wall.

The handrail is a practical matter at this location.



Staff recommends approval with square balusters rather than "spindles" as agreed upon by owner.

SUMMARY

This is a partial demolition of a contributing house in order to square a rear roof. The remodel includes the replacement of existing wood siding with vinyl.

Partial Demolition
716 East Second Street

4-11-12

Owner: Jean Boquist
Representative: Bruce Sims

RC

Removal of a portion of the rear roof to increase interior square footage, residing with vinyl

105-055-74050 C 716 House; Carpenter Builder/ Pyramidal Cottage, c.1890



The house is a Free Classic pyramidal cottage located in the East Second Street Historic District not far from the old IGA at Fess and East Second. Viewed from the street, the area still has historic value but behind several houses are newly built structures. The house itself has been used as investment for many years and the original porch is modified with a treated lumber railing and replacement columns. The windows sizes are original although some sash has already been replaced. The surrounding area is comprised of investment property. There were platted half-lots nearby on which developers were able to legally build. Two lots facing

across an alley contain 4 residential structures. The owner came forward in 2009 to request demolition of a single car garage behind the house. They now wish to "upgrade" the property by replacing the siding with vinyl and replacing window sash. A small rear



area, between two hipped extensions, that is currently a mud room will be remodeled to create a unilateral and consistent roofline across the back.

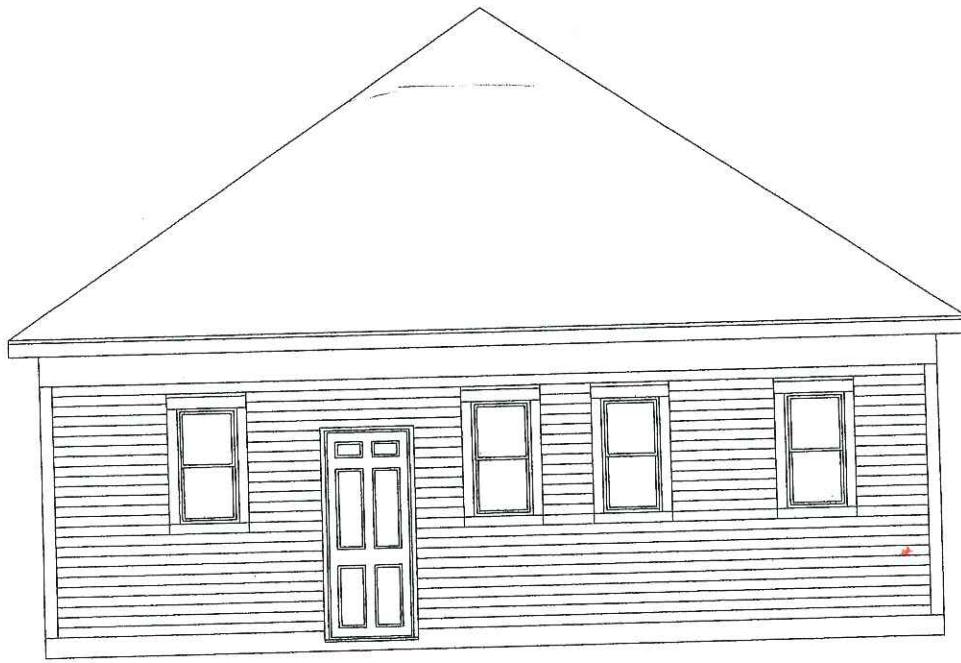
The original clapboard is in good reparable condition, however the owner wishes to create a rental unit

with easy maintenance, that may also attract older students. The owner believes new windows and siding will help with that effort. The contractor has discussed retaining the dimensions of the details in the existing clapboards, including window surrounds, vertical supports, frieze board and sill plate covers.

On the south side of the house, there are two symmetrical hipped wings at the rear of the property. The owner wishes to make a single roof line across the rear by removing the central shed roof which covers a mudroom. The interior space will remain the same, but additional headroom will be gained.



Area to be changed:
For a single roof to cover both rear bays, it will have to be drawn out to the south and then angled down. It will remain a hipped roof.



SOUTH ELEVATION - PROPOSED



SOUTH ELEVATION - EXISTING

SUMMARY

This is a request for demolition of a contributing garage in the East Second Street Historic District. The garage is shared between two owners and has been cited as unsafe.

Full Demolition

5-3-12

328 East University

Owner Robert Aloe

105-055-74069 C
RM

328 House; Queen Anne/ Gabled-ell, c.1890



This house on this property is extremely well maintained and an excellent example of a frame gabled-ell with Queen Anne detailing as depicted below. The wooden porch was probably replaced with brick in the 1920's. The structure proposed for demolition is a garage that encroaches on a property line on the south side of the house facing South Grant. The surrounding neighborhood contains several large block apartments of the 1960s and 70s and the area retains its RM zoning. The garage itself is no more than 7 feet from the wall of the adjacent apartment building. There is an encroachment on the south property line which resulted in a shared easement to the garage for parking. The garage is only used for

storage because of its precarious condition.



As dilapidated as it is, it is still a period structure with beveled clapboard siding and an interesting sliding garage door across the front. It is also apparent that the garage has moved off of its foundation blocks and is warping and buckling. The front of the garage is not original and was extended at some point in the past to accommodate modern car lengths. So what looks to be a garage with a pedimented gable is actually just a makeshift way of covering the extension (see photograph)



Profile of beveled clapboard siding



SUMMARY

This is a BUEA façade grant project for which the Commission contributed a \$600 consulting grant.

Partial Demolition

5-3- 2012

105 North College

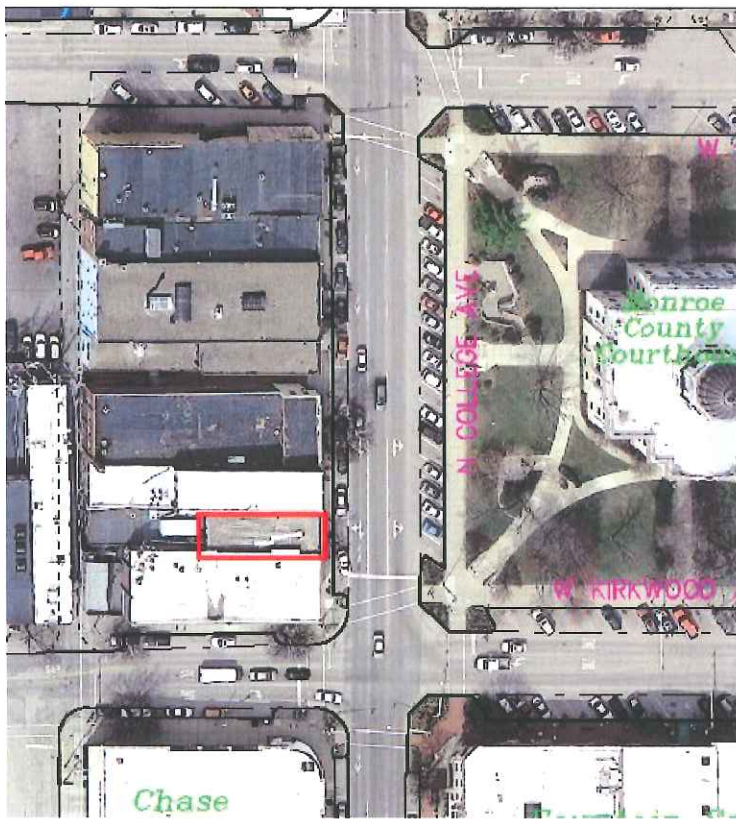
Owner: Abodes

Representative Oliver Winery

105-055-67032 C 105 Commercial; Art Deco, c.1930 (façade) NR

The proposed façade rehabilitation project is located on the west side of the square at 105 N. College Avenue, is currently vacant and the former location of The Inner Chef.

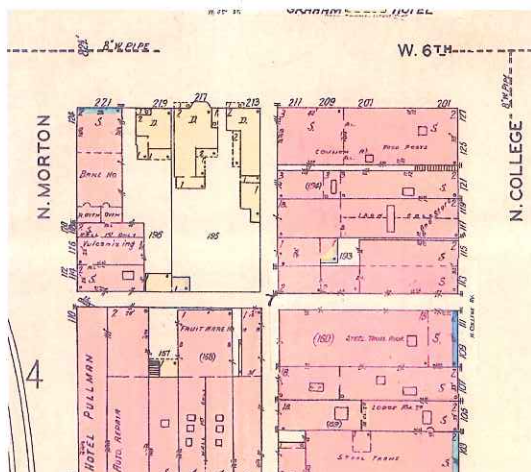
Probably its most memorable occupant was the Hooks Drug Store which also occupied it



during the serious fire of 1929. Like the Eagle Store to the north, it is an Art Deco limestone facade which dates from just after 1927. The limestone skin does not appear on the 1927 Sanborn. While researching the storefront next door, it was discovered that a devastating fire had transformed these two buildings. Information about the famous Sentney fire (see article 1929) is included. For this reason staff agrees with consultants that have chosen to return the building to its mid century style. The current store front was part of a late modification that seems out of place and dated, although attempting to be "modern." The central arch

and odd fenestration, was possibly modified in the 1980s. This, however, is not the period to which the rest of the building refers and contrasts dramatically with the deco upper

floors. The Bloomington Historic Preservation Commission awarded \$600 for designs because of the difficulty in creating a design on this building that has been altered at the street level.





A contemporary photograph of the building shows a recessed entrance with a modern arched portico and boxed kneewalls. The entire storefront has been encased and painted.

So a great deal of information may be uncovered during construction. Beneath the boxed piers to the left of the entrance, one can see rock faced limestone piers at the base of the storefront. More information will undoubtedly be available after construction begins.



Research at the Mathers Museum and Indiana Room etc. did not reveal any more information about the c. 1929 storefront, which is obscured by shadow, parked vehicles, and a low hanging awning in photographs. The sister storefront nearby (The Eagle) showed physical evidence of display windows and a deeply recessed central entry. The existing evidence at the Hooks Building seems to show a more uniformly recessed storefront. Staff prefers to support alternatives to the design based upon evidence that may be uncovered when construction begins. It is readily apparent that the second floor is Art Deco style and this suggests a similar treatment for the storefront.



The postcard shows the Victorian storefronts that were replaced on the west side. Both the Kresge building and the Eagle Store are now art deco stone fronts and the plan proposed by the current owner is to restore

storefront to the correct period using evidence. The west side of the square has several other stone front deco facades.



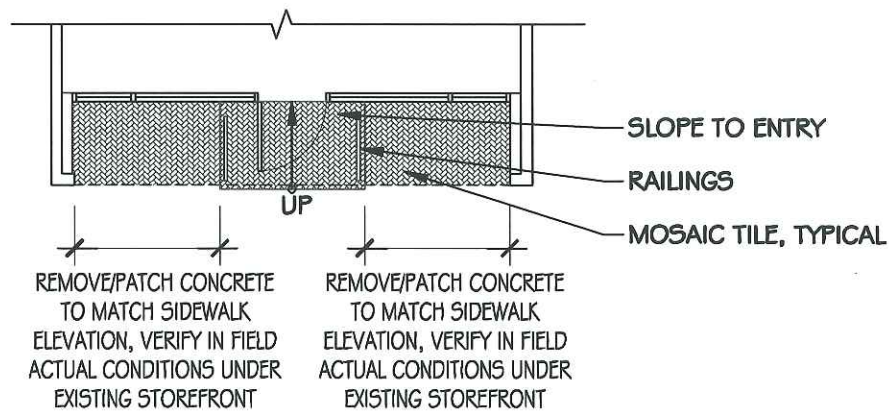
In the only extant photograph of the Hooks Drug Store, the storefront is obscured by cars and awnings.

The architect, Jayne York, of Kirkwood Design Studio, has worked with staff to develop a couple of design alternatives that bring the store front back to its original proportions. The limestone frame (piers and store lintel) will be retained and a rectangular opening where the transom was will be rebuilt and filled with sign board. The plate glass front will have black aluminum 2" muntins that are divided above to simulate a transom level. The exterior entry surface will be mosaic tile.

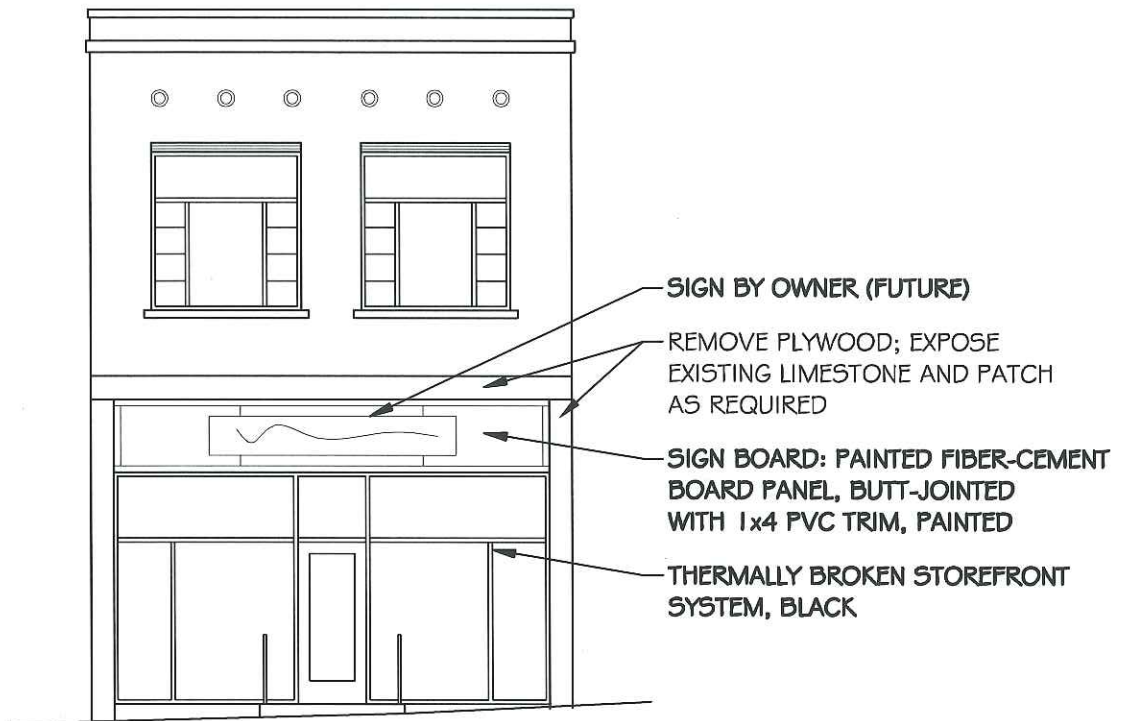
Alternative A will have a recess storefront between the two piers and the entrance will be in plane with the windows

Alternative B will have a wedged recess to the door with glass bays on either side, similar to the property next door.

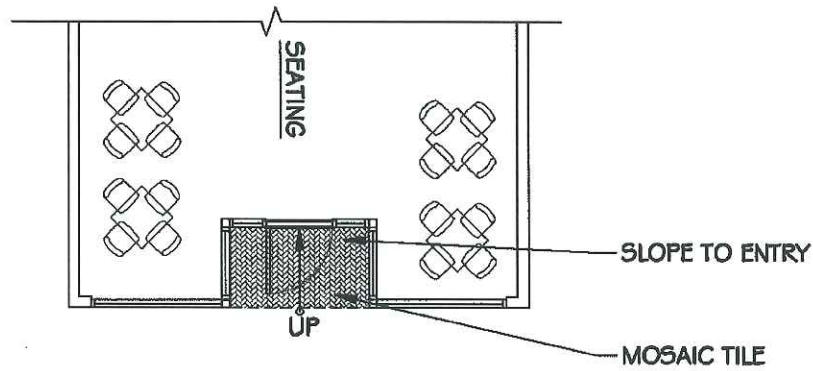
The application contains some other buildings of the period as a template for the style, in lieu of other evidence.



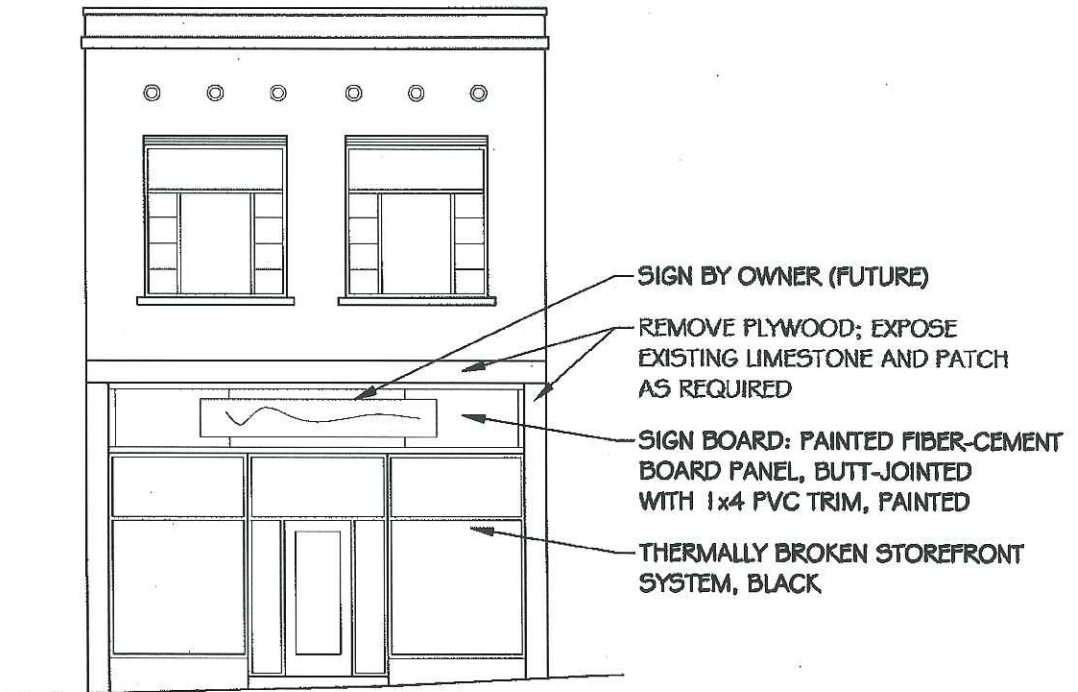
FRONT OF BUILDING
B PARTIAL PLAN
 SCALE: 1/8" = 1'-0"



A FRONT ELEVATION
 SCALE: 1/8" = 1'-0"

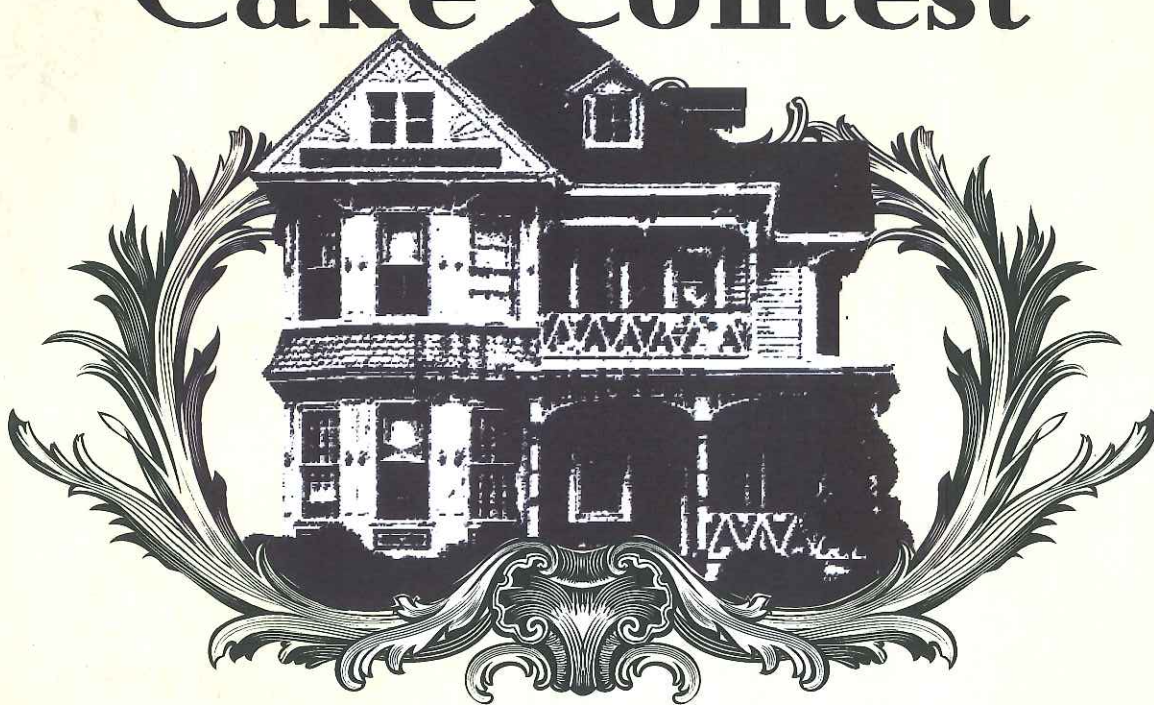


FRONT OF BUILDING
B PARTIAL PLAN
 SCALE: 1/8" = 1'-0"



A FRONT ELEVATION
 SCALE: 1/8" = 1'-0"

Old-House Expo **AND** ARCHITECTURAL Cake Contest



GET ADVICE ABOUT YOUR OLD HOUSE!
MARVEL AT WORK BY BUILDING AND DESIGN PROFESSIONALS!
MEET HISTORIC PRESERVATION CONSULTANTS!

SATURDAY, MAY 12, 8:30am to 3:00pm

Cake judging and serving will begin at 2:00pm

City Hall Atrium
Showers Building
401 North Morton Street

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